



## 138 Upper Richmond Road West, London SW14 8DS

*Vacant Freehold Opportunity*

### FOR SALE

Area: 1,829 FT<sup>2</sup> (170M<sup>2</sup>) | Price: POA|



**Basement**  
Basement storage



**Availability**  
Available immediately



**Cafe**  
GF currently fitted out as a cafe



**Location**  
Town centre location

#### LOCATION:

East Sheen is a densely populated suburb situated between Richmond and Putney and is approximately 7 miles to the South West of Central London. Mortlake mainline station is a short distance and the M3, M25, City Centre and Heathrow are all easily accessible by car. The property is situated on the Upper Richmond Road in a prominent position with shops, cafes and restaurants in close proximity.

[www.stirlingshaw.co.uk](http://www.stirlingshaw.co.uk)



## 138 Upper Richmond Road West, London SW14 8DS

### DESCRIPTION:

The property comprises a ground floor commercial unit, previously operated as a cafe with a fully fitted kitchen and rear garden. The property also benefits from a basement providing additional storage. The upper floors are accessed via a separate front entrance and comprise a 3-bed residential flat with a kitchen, bathroom and sitting room.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor Commercial	665	62
Upper Floors Residential	1,053	98
Basement	111	10
<b>TOTAL</b>	<b>1,829 sqft</b>	<b>170 sqm</b>

### AMENITIES:

- Prominent position on High Street
- Ground floor commercial
- Good internal layout
- Rear garden with double door access
- Additional basement with storage
- Uppers comprise x1 3-bed flat

### SALE:

PRICE: POA

VAT: TBC

SERVICE CHARGE: n/a

RATES PAYABLE: Upon application.

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

### CONTACT:



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